

ANALYSIS

This ordinance amends Title 12 - Environmental Protection and Title 22 - Planning and Zoning, of the Los Angeles County Code, to add new fees and revise existing fees relating to the review of development projects.

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03/15/05 (Requested)

03/23/05 (Revised)

ORDINANCE NO. _____

An ordinance amending Title 12 - Environmental Protection, and Title 22 - Planning and Zoning, of the Los Angeles County Code, to add new fees and revise existing fees relating to the review of development projects.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 12.04.020 is hereby amended to read as follows:

12.04.020 Processing fees.*

A. For the purpose of defraying the expenses involved in connection with the review and processing of environmental documents, the following fees and deposits shall apply:

1. Environmental Impact Reports -- Minimum Filing Fees and Deposit Requirements.

a. Initial Deposit Requirements. The applicant shall pay the following minimum initial deposit fee to the department of regional planning from which actual planning costs by all county departments involved in the review and processing of such documents shall be billed and deducted:

-- Environmental impact reports, major -- ~~\$5,000~~10,000.00;

-- Environmental impact reports, minor -- ~~\$3,000~~5,000.00.

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3. a. ~~Environmental a~~Assessments -- Initial ~~s~~Studies—\$867.00.

a. The applicant shall pay the following fees, as indicated:

(1) \$1,236.00 to the department of regional planning;

(2) Whenever staff determines that an initial study is to be referred to the department of public works for review, \$813.00 to the department of public works, if the initial study is in connection with a permit required by Title 22 of the Los Angeles County Code or a tentative parcel map, or \$1,410.00 if the initial study is in connection with a tentative tract map; and

(3) Whenever staff determines that an initial study is to be referred to the department of parks and recreation for review, \$344.00 to the department of parks and recreation.

b. Any interested party, dissatisfied with the staff determination made on an initial study, may file an application to appeal with the department of regional planning environmental review committee. Said appeal application shall be accompanied by a review fee in the amount of ~~\$483~~757.00.

c. There shall be no refund of any portion of the fee, collected pursuant to this subsection, after said fee has been processed for payment.

4. Mitigation Monitoring -- \$3,000.00 deposit from which actual costs by all county departments involved in monitoring the project, pursuant to the applicable mitigation monitoring plan, shall be billed and deducted.

45. The fees in subsection A of this section shall be reviewed annually by the county auditor-controller. Beginning on January 1, 1991, and thereafter on each succeeding January 1st, the amount of each fee in this section shall be adjusted as follows: Calculate the percentage movement in the Consumer Price Index for Los Angeles during the preceding January through December period, adjust each fee by said percentage amount and round off to the nearest dollar. However, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services.

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SECTION 2. Section 22.60.100 is hereby amended to read as follows:

22.60.100 Filing fees and deposits.*

A. For the purpose of defraying the expense involved in connection with any application or petition required or authorized by this Title 22, the following fees shall accompany the application or petition:

- Adult Business Permits — ~~\$4,478~~4,926.00.
- Animal Permits — ~~\$662~~887.00, except that where a public hearing is requested as specified in Section 22.56.470, an additional fee of ~~\$1,077~~4,039.00 shall be paid.
- Aviation Cases — ~~\$857~~1,055.00.
- Business License Review — \$50.00
- Cemetery Permits — ~~\$4,478~~4,926.00.

- Changes of Zones — ~~\$5,936~~6,530.00.
- Change of Zones, Fire Department Referral — \$165.00, to be applied to the fire department, when the department of regional planning determines that an application for a change of zone is to be referred to the fire department for review.
- Clean Hands Waiver — \$373.00.
- Clean Hands Waiver, Fire Department Referral — \$150.00, to be applied to the fire department, when the department of regional planning determines that a clean hands waiver is to be referred to the fire department for review.
- Coastal Development Permits — ~~\$770~~1,271.00, except where a public hearing is required an additional fee of ~~\$3,728~~4,126.00 shall be paid. However, when filed concurrently with any other application, petition, or tentative map, required by this Title 22, or by Title 21 of this code which is the subject of a public hearing for the same or substantially the same property, a reduction of ~~\$1,027~~1,201.00 shall apply to the coastal development permit.
- Coastal Development Permits, Amendments — ~~\$770~~887.00, if no public hearing is required, or \$4,926.00 if a public hearing is required.
- Conditional Use Permits (except as otherwise specified) — \$4,926.00.
- Conditional Use Permits for Child Care Centers — ~~\$2,239~~2,463.00, except that a reduced fee of ~~\$1,119~~1,232.00 shall be imposed where the applicant is a nonprofit organization having an annual operating budget of less than \$500,000.00. As used herein, "nonprofit organization" means an organization formed under the

Nonprofit Public Benefit Corporation Law (Corporations Code section 5110 et seq.) and as described in Section 501(c) of the Internal Revenue Code of 1986; provided, however that a corporation or any body organized for the private gain of any person, or for which any part of the net earnings inures to the benefit of any private shareholder or individual is not a nonprofit organization as used herein.

— Conditional Use Permits for Density Bonuses — \$1,8524,926.00.

— Conditional Use Permit, Fire Department Referral — \$240.00, to be applied to the fire department, when the department of regional planning determines that an application for a conditional use permit is to be referred to the fire department for review, and \$130.00 for each and every revision thereto which the department of regional planning determines is to be referred to the fire department.

— Conditional Use Permit, Health Services Referral — in the amounts specified below, to be applied to the department of health services, when the department of regional planning determines that an application for a conditional use permit is to be referred to the department of health services for review:

a. \$144.00, when public water and public sewers are both available to the project, or

b. \$484.00, when the project includes either a private sewage system or a private water system, and/or

c. \$791.00, for projects involving noise reviews.

— Conditional Use Permits for Land Reclamation Projects —
\$4,4784,926.00, in addition to the deposit required by subsection B of this section.

~~— Conditional Use Permits for Other Than Land Reclamation Projects or
Subdivision Directional Signs — \$4,478.00.~~

— Conditional Use Permits for Landfill Waste Management — \$5,000.00
minimum initial deposit from which actual planning costs shall be billed and deducted,
and any supplemental fees and deposits as required by subsection C of this section.

— Conditional Use Permit, Parks and Recreation Referral — \$407.00, to be
applied to the department of parks and recreation, when the department of regional
planning determines that an application for a conditional use permit is to be referred to
the department of parks and recreation for review, and \$231.00 for each and every
revision thereto which the department of regional planning determines is to be referred
to the department of parks and recreation.

— Conditional Use Permits for Significant Ecological Areas —
\$68457,530.00.

— Conditional Use Permits for Subdivision Directional Signs —
\$4,4784,926.00 for each subdivision directional sign; provided, however, that where two
or more message faces on the same sign structure relate to the same subdivision
development, only one fee shall apply.

— Conditional Use Permits, Transit Oriented Districts — 50 percent of
Conditional Use Permit Fee.

— Conditional Use Permit for Wind Energy Conversion System (WECS-N) —
\$~~1,836~~4,926.00, except that where a request for consideration under Section 22.56.085 is made, the initial fee shall be \$~~843~~887.00 and an additional fee of \$~~993~~4,039.00 shall be imposed in the event a public hearing is required by Section 22.56.070.

— Conditional Use Permits, Modification, or Elimination of Conditions —
\$~~3,403~~1,528.00, except that a reduced fee of \$~~1,702~~765.00 shall be imposed where the applicant is a nonprofit organization having an annual operating budget of less than \$500,000.00. As used herein, "nonprofit organization" means an organization formed under the Nonprofit Public Benefit Corporation Law (Corporations Code ~~§~~section 5110 et seq.) and as described in ~~§~~section 501(c) of the Internal Revenue Code of 1986; provided, however, that a corporation or any body organized for the private gain of any person, or for which any part of the net earnings inures to the benefit of any private shareholder or individual is not a nonprofit organization as used herein.

— Conditional Use Permits, Time Extension — \$~~357~~417.00. However, if said time extension is requested concurrently with a time-extension request for any other application, petition, or tentative map, required by this Title 22, or by Title 21 of this code, for the same or substantially the same property, only one time-extension fee shall apply.

— Development Agreements — \$3,000.00 minimum initial deposit, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required in subsection C of this section.

— Environmental Review Board — ~~\$1,198~~1,328.00 for a ~~d~~Director's ~~r~~Revue of a single-family residence; ~~\$3,504~~3,744.00 for a concurrent case other than a single-family residence, in addition to any concurrent case fees; ~~\$3,978~~1,953.00 for a ~~d~~Director's ~~r~~Revue of a development other than a single-family residence.

— Explosive Storage Permits — ~~\$4,478~~4,926.00.

— Interim Management Permits for Surface Mines — ~~\$1,434~~887.00.

— Mobilehome Park Impact Reports — For each impact report filed pursuant to Los Angeles County Code Section 8.57.300, a fee of ~~\$1,399~~1,616.00 shall be paid.

— Mobilehome Permits — ~~\$4,478~~4,926.00.

— Mobilehome Permits, Fire Department Referral — \$230.00, to be applied to the fire department, when the department of regional planning determines that a mobilehome permit or impact report is to be referred to the fire department for review.

— Mobilehome Permits, Time Extension — ~~\$357~~417.00. However, if said time extension is requested concurrently with a time-extension request for any other application, petition, or tentative map, required by this Title 22, or by Title 21 of this code, for the same or substantially the same property, only one time-extension fee shall apply.

— Nonconforming Use and Structure Review — ~~\$4,478~~4,926.00.

— Oak Tree Permit — ~~\$548~~887.00 without a public hearing; ~~\$2,389~~4,926.00 where a public hearing is required pursuant to Section 22.56.2160; in addition to the deposit required in subsection B of this section.

— One-Stop Review — \$100.00 (which amount shall be applied to projects filed within one year of the one-stop review).

— Parking Permits — ~~\$4,478~~4,926.00.

— Plan Amendment Request — \$3,000.00 minimum initial deposit from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection C of this section.

— Rebuilt Letters – Small Additions — \$80.00

— Rehearing Fee — ~~\$357~~471.00, which fee may be charged when a planning or zoning case is rescheduled for public hearing after being taken off the agenda as a result of the applicant's request or non-compliance with applicable requirements. However, if said rehearing is scheduled concurrently with the rehearing of any other application, petition, or tentative map, required by this Title 22, or by Title 21 of this code, for the same or substantially the same property, only one rehearing fee shall apply.

— Review and Recordation of Highway Realignment — ~~\$4,196~~4,093.00.

— Revised Exhibit "A" (modification to previously approved permit/land division): residential, maximum ~~40~~ten lots per application; commercial, industrial — ~~\$770~~1,033.00.

— Revised Exhibit "A," Fire Department Referral — \$75.00, to be applied to the fire department, when the department of regional planning determines that a revised Exhibit "A" is to be referred to the fire department for review.

— Site Plan Review — ~~\$579~~637.00 for review of either an initial or revised plan, including ~~d~~Director's ~~r~~Review, Coastal Commission exemptions, plot, site, and other plans submitted in compliance with the provisions of this section, except where a different fee is otherwise specified.

— Site Plan Review, Commercial, and Industrial Sites, where site plan has 20,000 or more square feet of gross floor area — ~~\$770~~847.00.

— Site Plan Review, Director's Review for Child Care Centers — ~~\$289~~318.00, except that a reduced fee of ~~\$144~~165.00 shall be imposed where the applicant is a nonprofit organization having an annual operating budget of less than \$500,000.00. As used herein, "nonprofit organization" means an organization formed under the Nonprofit Public Benefit Corporation Law (Corporations Code section 5110 et seq.) and as described in ~~S~~section 501(c) of the Internal Revenue Code of 1986; provided, however that a corporation or any body organized for the private gain of any person, or for which any part of the net earnings inures to the benefit of any private shareholder or individual is not a nonprofit organization as used herein.

— Site Plan Review, Director's Review for Large Family Child Care Homes — ~~\$144~~165.00.

— Site Plan Review, Director's Review for Minor Deviations in Required Parking Requirements — ~~\$662~~887.00.

— Site Plan Review, Director's Review for Modification of Development Standards in Community Standards District, Pursuant to ~~S~~subsection C.4 of Section 22.44.135 — ~~\$770~~1,113.00, except that where a public hearing is requested by

the applicant as specified in subsection C.4.b.3 of Section 22.44.135, an additional fee of ~~\$3,708~~3,813.00 shall be paid.

— Site Plan Review, Fire Department Referral — \$75.00, to be applied to the fire department, when the department of regional planning determines that a site plan is to be referred to the fire department for review.

— Site Plan Review, On-Site Business Sign Plans — ~~\$569~~637.00, except that a reduced fee of ~~\$409~~450.00 shall be imposed where the applicant is a nonprofit organization having an annual operating budget of less than \$500,000.00. As used herein, "nonprofit organization" means an organization formed under the Nonprofit Public Benefit Corporation Law (Corporations Code ~~S~~section 5110 et seq.) and as described in ~~S~~section 501(c) of the Internal Revenue Code of 1986; provided, however, that a corporation or any body organized for the private gain of any person, or for which any part of the net earnings inures to the benefit of any private shareholder or individual is not a nonprofit organization as used herein.

— Site Plan Review, Parks and Recreation Referral — \$180.00, to be applied to the department of parks and recreation, when the department of regional planning determines that a site plan is to be referred to the department of parks and recreation for review.

— Site Plan Review, Residential Site Plans in Hillside Areas — ~~\$770~~847.00.

— Site Plan Review, Transit Oriented Districts — 25 percent of Site Plan Review Fee.

- Site Plan Review, Transit Oriented Districts, Minor Variation — \$795.00.
- Specific Plans — \$3,000.00 minimum initial deposit, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required in subsection C of this section.
- Surface Mining Permits and/or Reclamation Plans — \$4,4785,000.00
initial minimum initial deposit, from which actual planning costs shall be billed and
deducted, and any supplemental fees and deposits as required in subsection C of this
section.
- Temporary Use Permits — ~~\$150,165.00~~, except that when a public hearing is requested as specified in Section 22.56.1885, an additional fee of ~~\$1,814~~1,830.00 shall be paid.
- Variances — \$4,4784,926.00.
- Variances, Time Extension — ~~\$357~~417.00. However, if said time extension is requested concurrently with a time-extension request for any other application, petition, or tentative map, required by this Title 22, or by Title 21 of this code, for the same or substantially the same property, only one time-extension fee shall apply.
- Zoning Conformance Review — \$157.00.
- The fees in subsection A of Section 22.60.100 shall be reviewed annually by the county of Los Angeles auditor-controller. Beginning on January 1, 1991, and thereafter on each succeeding January 1, the amount of each fee in this section shall be adjusted as follows: Calculate the percentage movement in the Consumer Price Index

for Los Angeles during the preceding January through December period, adjust each fee by said percentage amount and round off to the nearest dollar. However, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services.

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SECTION 3. Section 22.60.137 is hereby added to read as follows:

22.60.137 Plan check fees

Where the applicant for a conditional use permit or other permit required by this Title 22 is required to submit a hydrology study, storm drain improvement plan, grading plan or landscape plan in connection therewith, the applicant shall pay a fee to the director of public works in addition to all other fees and charges required by law. These fees, payable upon submission of the plans to the department of public works, shall be in the amounts specified in Section 21.44.065 of Title 21 of the Los Angeles County Code.

SECTION 4. Section 22.60.230 is hereby amended to read as follows:

22.60.230 Initiation of appeals and calls for review.*

A. Appeals.

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2. Fee for Appeals to the Board of Supervisors.

a. In General. When an appeal is filed, it shall be accompanied by a deposit in an amount determined by the secretary or clerk of the appellate body to

be ample to cover the cost of one original and five copies of the transcripts of the previous hearings. If the actual cost of the transcripts is more than the amounts deposited by the appellant, such appellant shall deposit the deficiency. If the actual cost of transcript is less than the amount deposited by the appellant and no hearing is held, the secretary or clerk shall refund the difference to the appellant. The appellant shall also pay a processing fee to the department of regional planning in the amount of ~~\$1,065~~1,375.00 to cover the costs of the appeal.

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4. Fee for Appeals to the Regional Planning Commission.

a. Processing Fee. Upon filing an appeal with the regional planning commission, the appellant shall pay a processing fee in the amount of ~~\$1,027~~1,201.00 to be applied in its entirety to the department of regional planning; provided, however, that when an appeal is filed from a ~~d~~Director's ~~r~~Review of a large family child care home, the amount of the processing fee shall be ~~\$260~~296.00.

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[LDTF-Fees FSCC]